

# Accessory Buildings and Structures

An accessory building or structure is a building or structure that is subordinate to the main building of the primary use of the property. Examples include pergolas, gazebos, storage sheds, and detached residential garages.

Accessory Buildings and Structures Design Standards					
Zoning District		Max. # of Accessory Buildings/Structures	Max. # of Stories	Max. Size of Individual Accessory Building or Structure	Max. Footprint of Accessory Buildings and Structures
FR (supportive uses)		Accessory buildings or structures in support of farm or ranch uses are exempt from these provisions.			
FR (non-supportive uses) 4+ acres		3	2	1,200 sq. ft.	Max. lot coverage permitted by district
FR (non-supportive uses) <4 acres		2	2	1,200 sq. ft.	30% of the rear yard area
RE, ENZ-1	4+ acres	3	2	1,200 sq. ft.- but may not exceed house sq. ft.	30% of the rear yard area
	<4 acres	2	1/2		
NR, TR, DR, ENZ-2, ENZ-3, ENZ-5	2+ acres	2	1/2	50% of the sq. ft. of house or 1,000 sq. ft. whichever is less	30% of the rear yard area
	<2 acres	2	1/2	25% of the sq. ft. of house or 800 sq. ft. whichever is less	30% of the rear yard area
MR, ENZ-4		Same as for principal building			
Nonresidential Uses (all districts)		Same as for principal building			

## Accessory Buildings and Structures Standards

**Exemptions.** Accessory structures that are considered incidental to the principal use and are exempt from the regulations of this Section include fences and walls, satellite dishes and antennas, and incidental household storage sheds that are less than or equal to 30 square feet in floor area and less than seven feet in height.

**Number of Accessory Buildings.** The maximum number of accessory buildings or structures includes any detached accessory dwelling unit (ADU) located on the property. The maximum number of accessory buildings or structures does not include an enclosure for solid waste collection, provided that the enclosure does not include additional storage beyond that needed for solid waste collection.

**Accessory Building Height.** The maximum number of stories cannot exceed the maximum height of the principal building or the maximum building height of the zoning district, whichever is lesser. The maximum number of stories in residential zoning districts shall be one, unless the first story of the accessory building includes a detached garage, then the maximum number of stories is two.

**Accessory Building Size.** The maximum footprint of all accessory buildings or structures on a lot cannot exceed the established threshold set out in the above Table or the maximum lot coverage, whichever is lesser.

**Timing of Construction.** No accessory building or structure may be erected on a lot until construction of the principal building or establishment of a principal use has commenced.

**Location.** In all zoning districts, accessory buildings and structures shall be located in a rear or side yard and shall meet the required setbacks of the district that they are in. Accessory buildings and structures are not allowed in easements unless written permission is given by the easement holder; such permission shall be submitted with the application for a permit.

**Accessory Building Design.** Accessory buildings or structures which are structurally attached to the principal building shall conform to all the standards of the principal building. Accessory buildings and structures that are used for the purposes of non-residential development shall comply with the exterior building material requirements for the principal building. The accessory building or structure shall be finished with the same materials as the principal structure, or use masonry materials that are aesthetically compatible and complementary. Converted semi-trailers and modular shipping containers can be used as accessory structures in the BP or IN districts, provided that they are used for storage and meet the screening standards for *Outdoor Storage*.

# Accessory Dwelling Units (ADUs)

An Accessory Dwelling Unit (ADU) is a separate dwelling unit located in a detached accessory building or as an attached independent unit to the principal dwelling unit. An accessory dwelling unit includes independent living quarters with cooking facilities, sanitation, and sleeping spaces and is limited in size. An accessory dwelling unit may be commonly referred to as “guest home,” “granny flat,” “garage apartment,” mother-in-law suite,” etc. The Development Code categorizes ADUs as Attached ADUs – an ADU within or attached to the main house, One-Story Detached ADUs – an ADU within a one-story structure not attached to the main house, and Second Story Detached ADUs – an ADU which is located on the second floor of an accessory building (such as above a detached garage). ADUs are only allowed in zoning districts as listed below and only where the principal building is a detached single-family building and occupied as a residence. Only one ADU is allowed on a property.

Accessory Dwelling Unit Types by Zoning District												
Accessory Dwelling Unit Type	ZONING DISTRICTS											
	R= Permitted with Restrictions / --=Prohibited											
	Ag	Residential						Nonresidential				
	AG	RE	NR	TR	DR	MR	ENZ	NC	GC	DN	BP	IN
Attached ADU	R	R	R	R	R	R	R	--	--	--	--	--
One-Story Detached ADU	R	R	R	R	R	R	R	--	--	--	--	--
Second Story Detached ADU	R	R	R	R	R	R	R	--	--	--	--	--

## Accessory Dwelling Unit Standards

**Parking.** In addition to the parking requirements for the principal building, one off-street parking space shall be provided for the ADU. Use of tandem parking to meet this requirement is allowed; however, only one tandem space is allowed per lot.

**Required Usable Outdoor Area.** A useable outdoor area of at least 1,100 square feet shall be provided.

**Utilities.** ADUs shall remain on the same electric and water meters as the principal building.

**Prohibited ADUs.** The use of a manufactured home, recreational vehicle, or tiny house as an accessory dwelling unit is prohibited.

**Additional Standards for Attached ADUs.** The ADU may not occupy more than 25 percent of the square footage of the main house. Setbacks shall meet the zoning district. If it is addition to the main house, it shall match the appearance of the main house, including design, color, exterior cladding, and roofing materials, and shall not be readily apparent as a separate dwelling unit. Exterior doors which provide direct access to the ADU shall be located and designed in a manner typical for secondary access to a single-family detached building.

**Additional Standards for One-Story Detached ADUs.** Floor area shall not exceed the lesser of 25 percent of the gross floor area of the principal building; or Seven and one-half percent of the lot area. However, in the FR and RE District, the ADU shall not exceed 33 percent of the gross floor area of the principal building, or 1,200 square feet, whichever is smaller. The ADU shall be set back from the property line the same as the principal building except that it may be as close as 5 feet when abutting an alley. The height shall not exceed 9 feet to the wall plate and 20 feet to the ridge. The ADU shall match the appearance of the principal building, including design, color, exterior cladding, and roofing materials and shall be at least 10 feet from the principal building.

**Supplemental Standards for Second Story Detached ADUs.** Floor area shall not exceed the lesser of 25 percent of the gross floor area of the principal building; or Seven and one-half percent of the lot area. However, in the FR and RE District, the ADU shall not exceed 33 percent of the gross floor area of the principal building, or 1,200 square feet, whichever is smaller. Setbacks and height requirements shall be the same as for the principal building. The first floor shall not include any living space of the ADU. The ADU shall match the appearance of the principal building, including design, color, exterior cladding, and roofing material. If the ADU is an addition to an existing accessory building not matching the principal building, the entire building shall be brought into compliance. The ADU shall be at least 10 feet from the principal building.